



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED/REQUIREMENT	PROVIDED
CURRENT ZONING	NO AGRICULTURE	NO AGRICULTURE
PROPOSED ZONING	DRUG/PAV/RESIDENTIAL	MULTI-TRINANT COMMERCIAL
TOTAL SITE AREA	186,575 SQ. FT.	186,575 SQ. FT.
PROPOSED LOT AREA	186,575 SQ. FT.	186,575 SQ. FT.
LOT COVERAGE	MAX. 1.00% (0.00%)	33.27% (0.14%)
BUILDING SETBACKS	FRONT 20' (MIN.)	FRONT 40.00' (MIN.)
	REAR 10' (MIN.)	REAR 10.00' (MIN.)
	LEFT 10' (MIN.)	LEFT 10.00' (MIN.)
	RIGHT 10' (MIN.)	RIGHT 10.00' (MIN.)
TOTAL PARKING	STANDARD RETAIL - 20 SPACES MULTI-TRINANT DEVELOPMENT - 10 SPACES TOTAL 30 SPACES REQUIRED	337 SPACES PROVIDED 332 STANDARD SPACES 5 BAY SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET 14.1.3
ORANGE PLAN	REQUIRED	SEE SHEET 14.1.3
DATE ACCESS	PER KYTC	2 ACCESS POINTS (ENTRANCE TO LOT 1 & ACCESS TO LOT 2) (SEE SHEET 14.1.3)
BUILDING SUMMARY		
STATISTIC	PERMITTED/REQUIREMENT	PROVIDED
BUILDING AREA	NO REQUIREMENT	SHIPPING CENTER 10,337 SQ. FT. (B) 10,337 SQ. FT.
BUILDING HEIGHT	MAX. 3 STORIES	SHIPPING CENTER 1 STORY RETAIL B 1 STORY RETAIL A 1 STORY
FLOOR AREA RATIO	NO REQUIREMENT	96,819 SF / 186,575 SF = 0.5141

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION OR FABRICATION SHALL BE UNDERTAKEN UNTIL THE CONTRACTOR HAS RECEIVED AND APPROVED ALL PERMITS AND APPROVALS.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADIUS ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE IN FEET AND INCHES.
4. IN THE CASE OF CONFLICT BETWEEN THE DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE RESPONSIBLY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION OR FABRICATION SHALL BE UNDERTAKEN UNTIL THE CONTRACTOR HAS RECEIVED AND APPROVED ALL PERMITS AND APPROVALS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. NO CONSTRUCTION OR FABRICATION SHALL BE UNDERTAKEN UNTIL THE CONTRACTOR HAS RECEIVED AND APPROVED ALL PERMITS AND APPROVALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED AS OUTLINED IN THE LANDSCAPE PLAN, MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE SUPPLIED BY THE CONTRACTOR. WHITE PAVEMENT MARKING SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:
PAINT AND LAMBERT TRAFFIC PAINT
SHOULDER/PAVEMENT TRAFFIC MARKING
PAINT FOR DRIVE
SHOULDER/PAVEMENT TRAFFIC MARKING
PAINT FOR DRIVE
PAINT FOR DRIVE

NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

- GENERATOR SETTING NOTES:
- THE PROPOSED LOCATION OF THE 50 KW STANDBY GENERATOR FOR RETAIL B ASSOCIATED WITH THE RETAIL B BUILDING SHALL BE LOCATED AS SHOWN ON THE SITE PLAN.
 - NOT MORE THAN 100 FEET OF ANY EXISTING NON-TRANSPARENT NON-COMMUNITY WATER SUPPLY WELL.
 - NOT MORE THAN 100 FEET OF ANY EXISTING NON-TRANSPARENT NON-COMMUNITY WATER SUPPLY WELL.
 - NOT MORE THAN 100 FEET OF ANY EXISTING NON-TRANSPARENT NON-COMMUNITY WATER SUPPLY WELL.

PARCEL OWNER ADDRESS & SOURCE OF TITLE

186,575 SQ. FT.
186,575 SQ. FT.
186,575 SQ. FT.



NOTES:

IMPROVEMENTS TO US-31W (NASHVILLE ROAD) OUTSIDE OF THIS PROJECT'S SCOPE. ROAD IMPROVEMENTS TO BE ADDRESSED WITH ADDITIONAL PLAN SET.

FUTURE DEVELOPMENT OF OUTLOTS SHOWN FOR REFERENCE ONLY.



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ARCHITECT/ENGINEER SEAL



REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME
1	06/07/20	50% Submission
2	06/07/20	100% Submission
3	06/07/20	Revision 1

PROJECT NO.

20-3024

DRAWN BY

B. JAWORSKI

CHECKED BY

B. JAWORSKI

PROJECT

RETAIL

BOWLING GREEN, KY

186,575 SQ. FT.

Bowling Green, KY 42401

CLIENT

STNL DEVELOPMENT

8100 Corporate Park Drive, Suite 110

Cincinnati, Ohio 45242

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

C2.0

REV.

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